

**CITY OF CHULA VISTA  
MINUTES  
MOBILEHOME RENT REVIEW COMMISSION**

**Thursday, April 15, 2010**  
6:00 P.M.

**CITY HALL  
COUNCIL CHAMBERS**

**CALL TO ORDER/ROLL CALL – 6:02 P.M.**

**PRESENT:** Brett Davis, Steve Epstein, Rudy Gonzalez, Sam Longanecker, Cesar Padilla, Ramon Riesgo

**ABSENT:** Pat LaPierre (excused)

**STAFF:** Mandy Mills, Redevelopment & Housing Manager  
Stacey Kurz, Senior Project Coordinator  
Simon Silva, City Attorney

**1. APPROVAL OF MINUTES**

September 14, 2009

*Chair Padilla made a motion to approve the minutes as written. Member Longanecker second the motion. Members Davis, Gonzalez, and Riesgo abstained from voting due to their absence at the September 14, 2009 meeting. All other members agreed to approve the motion.*

January 20, 2010

*Member Gonzalez made a motion to approve the minutes as written. Member Davis second the motion. Members Longanecker and Riesgo abstained from voting due to their absence at the January 20, 2010 meeting. All other members agreed to approve the motion.*

**2. ELECTION OF NEW CHAIR AND VICE CHAIR FOR FISCAL YEAR 2009/2010**

*Commissioner Davis nominated Commissioner Gonzalez for Vice Chair for the remainder of the fiscal year, the nomination was accepted and approved unanimously.*

**3. HOUSING ELEMENT 2009 ANNUAL PROGRESS REPORT**

Staff Kurz provided an update on the required progress report for the previous calendar year in housing production and programs, see Attachment 1.

Chair Padilla asked for clarification regarding the resale price for properties purchased through the Neighborhood Stabilization Program (NSP). Staff Kurz indicated that the NSP has strict guidelines that resale prices can not exceed acquisition, rehabilitation and normal costs of sale, therefore no "profit" is made on properties. However, as first mortgages are attained and eligible buyers are placed, the City will receive proceeds back to a revolving loan fund for other NSP activities.

Member Longanecker asked for clarification on the Third Avenue improvements. Staff Mills indicated that the project is receiving approximately \$800,000 in American Recovery & Reinvestment Act (ARRA) funds, \$500,000 in Community Development Block Grant (CDBG), and a \$2M grant from the San Diego Association of Governments (SANDAG).

Chair Padilla asked how foreclosure prevention services are marketed to residents. Staff Kurz indicated that the Housing Opportunities Collaborative provides advertising in print and on radio for their HOME Clinics. Staff also provides resources to residents that inquire into services and some banks have been proactively notifying residents in default of local prevention services. In addition, the City has identified a program to provide office space/part-time hours to a housing counseling specialist during the next fiscal year.

Member Gonzalez asked if staff marketed the NSP homebuyer program to the realty community. Staff Kurz indicated that when the NSP first started about a year ago, staff worked with the local and regional realty associations and the lending community to provide education on the program along with the County and City of San Diego, reaching several hundred professionals.

#### **4. STAFF COMMENTS**

- ❖ Mobilehome Issues Stakeholder – Staff Kurz provided a brief update on the outcomes of the committee and direction received at the March 23<sup>rd</sup> Council meeting. Staff is planning to develop a work program to review both the rent review and closure ordinances this summer and bring back necessary items to the Mobilehome Rent Review Commission and Housing Advisory Commission in approximately September. Given current staff obligations to projects and the upcoming Brentwood hearing, staff is planning to begin this process during the summer.

Chair Padilla asked for clarification on staff's involvement at meetings and the stakeholder outcomes. Staff Kurz indicated that staff attended the first and last meeting of the committee, however only attended at the request of one or both groups to answer questions. She further indicated that it was clear from the beginning of the process that park owners wanted to also discuss rent control during the process and residents felt they should only focus on making changes to the park closure ordinance. At the March 23<sup>rd</sup> Council meeting staff heard that there was a desire by Council to continue this discussion, however that both the park closure ordinance and the rent review ordinance should be looked at as a comprehensive package.

Member Epstein asked if he could clarify the park owners position, from his experience as an alternate on the stakeholder committee. He proceeded to indicate that the park owners were willing to discuss the closure ordinance but felt that by doing so they would be compromising and therefore were also interested in discussing something beneficial to them, like vacancy decontrol on change of ownership.

- ❖ South Bay Community Services – Staff Kurz indicated that (SBCS) had applied to both the City and County for funding to acquire and rehabilitate a seven unit complex on Trenton Avenue for the purposes of renting to extremely low income former foster youth.
- ❖ Neighborhood Stabilization Program – covered under item #3.
- ❖ Balanced Communities & Affordable Housing Ordinances – covered under item #3.
- ❖ 5-Year Consolidated Plan - covered under item #3.
- ❖ AB1234 Ethics Training Requirements – Staff Kurz reminded commissioners that they are required to obtain 2 hours of ethics training every two years, and will provide an email to the commission with the online address.

#### **5. MEMBER'S COMMENTS**

Member Epstein encouraged all commissioners to visit the Brentwood park prior to the upcoming hearing and additional parks to get a sense of the quality and amenities of the park.

#### **6. PUBLIC COMMUNICATIONS**

City Attorney Silva and Staff Kurz clarified that public can speak on any agenda item at the time it is being discussed by staff and the commission. Public comment under this agenda item is for any other issues that are not on tonight's agenda. Staff Kurz apologized if there was confusion on this issue and indicated that speaker slips in the hallway allow public to identify whether they wish to speak on a specific agenda number or under general public comments. She further indicated that she was confident that due to the confusion the Chair would allow public comments at this time on any agenda item that was already covered.

Chair Padilla then inquired to the audience whether anyone wished to speak on an agenda item or under general public comments and the audience unanimously indicated that no one wished to speak.

#### **7. ADJOURNMENT** – Meeting was adjourned at 6:38 p.m.

**Mobilehome Rent Review Commission**

**Minutes**

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Recorder, Stacey Kurz

Attachments:

1. Presentation – Housing Element 2009 Annual Report